

Online Comment

Application H11-0916-16
Location Station Road Long Sutton Spalding PE12 9BP
Proposal Proposed redevelopment of existing haulage yard for 40 dwellings

Name Angela Doherty
Address Housing Strategy

Date Submitted 28-09-16
For/Against Comments

If the development is permitted the council will require 1/3 of the development to be provided as affordable housing to meet district wide housing needs. Affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof.

The type and tenure of the affordable homes should be discussed and agreed with the Council. Our preferred mix for the affordable homes would be for 8 affordable rented homes (4x 1 beds and 4 x 2beds) and 5 intermediate homes (2 x 2 beds and 3 x 3 beds)so the applicant may need to remodel the scheme to deliver these. It would be preferable for the affordable housing to be secured through a s106 agreement which could be drafted prior to a planning decision. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.